



Staff Report

BELMONT LIBRARY/BELAMEDA PARK PROJECT – JUNE MONTHLY UPDATE

Honorable Mayor and Council Members:

Summary

Staff provides an update on the Belmont Library/Belameda Park project to the City Council and community on a monthly basis. This report provides updated information such as recent construction activities, upcoming construction activities, and budget/change orders. Selected photos of the project and an updated schedule are also included.

Background

On October 12, 2004 the City Council approved the plans and specifications for the Belmont Library project and directed staff to issue them to the bidders. The project includes, but is not limited to, the demolition of the existing library and the reconstruction of a 20,233 square foot library. Bids were opened on November 23rd and the lowest responsible bidder was Gonsalves & Stronck of San Carlos, which was awarded the contract on December 14, 2004. A Notice to Proceed was issued on January 18, 2005 with work to begin on January 24, 2005 and continue for 11 months.

As of June 23, we are at day 151 of the project, or approximately 45% into the official timeline.

Discussion

Recent construction activities

- Steel Erection & Welding
- Low Roof Framing
- Frame Exterior Walls
- Footing Extensions

Upcoming construction activities

- Framing – Shearwalls, Low Roof & High Roof
- Glulams
- Waterproofing at Retaining Wall
- Subdrains

Miscellaneous Issues

- **Budget/Change Orders**

The project is currently within budget; on May 27th, the third payment was made to Gonsalves & Stronck for \$630,434.95, and on June 10th, the fourth payment was issued for \$664,755.20. This signifies that we are at 30% of payments to the contractor (and retain 10% of all due in an escrow account).

As of June 3rd, Change Order #3 was issued, addressing six separately negotiated changes for a net total of \$45,685.

Description	Amount	%
Construction Contract		
Original Contract	\$6,947,777	100
Less: Progress Payments	<u>2,069,151</u>	<u>30</u>
Balance Remaining	\$4,878,626	70
Project Contingency		
Change Order Contingency	\$674,809	100
Less: Project Change Orders	<u>142,810</u>	<u>21</u>
Balance Remaining	\$531,999	79

- **Beam Signing Ceremony**

On Wednesday, May 25th, the Library Project Team hosted a Beam Signing Ceremony to commemorate the steel erection of the new building in its beginning stages. The ceremony was well attended by nearly 40 guests, including the Mayor, Councilmembers, members of the Library Steering Committee, Friends of the Belmont Library, Library staff and administration, several City employees, the press, and key project consultants.

A short presentation was given by Project Manager Thomas Fil, and all guests were then invited to sign their names on a steel beam painted white, to commemorate this project milestone. The beam was then set in place by steel workers. Photos of the event may be viewed on the City's website.

- **Project schedule**

Below is a timeline of the major project milestones. Overall, the project schedule is on track at this point.

Milestone	Approximate Completion Date
Structure	June 29
Keystone Walls	June 30
Roofing	August 23
Rough-Ins	September 1
Exteriors	September 9
Underground Utilities	September 21
Landscapes & Site Finishes	October 19
Finishes	December 20
Acceptance of Work	February 2006
Transition Period/Move	March 2006
Reopening	April 2006

Below is a timeline of more detailed key milestones and upcoming project activities. These activities are slightly behind schedule due to weather in the month of May.

Activity	Schedule	
	June 27-July 1	July 4-July 8
Low Roof Framing	X	X
Frame Exterior Walls	X	X
Glulams	X	X
Waterproofing	X	X
Frame Shearwalls	X	X
Backfill		X

■ Photo's

The following pictures show some of the project progress:





Fiscal Impact

There is no fiscal impact to this report.

Public Contact

Posting of City Council agenda.

Recommendation

It is recommended that Council accept the update provided in this report

Alternatives

1. Provide alternative direction to staff.
2. Take no action.

Attachment

None.

Respectfully submitted,

Thomas Fil
Finance Director/Project Manager

Jack Crist
Interim City Manager